

8/1/01

development application is reviewed by staff.. The applicant, however, may be required to obtain current 24-hour traffic counts for specific roadways and submit this data to the staff so the neighborhood study can be performed.

TIA Exemptions

Traffic impact analyses are not required for:

- public independent school districts,
- projects developed by the City of Austin, Travis County, Lower Colorado River Authority, or State of Texas;
- development sites located outside the corporate limits of Austin and which are not limited purpose annexed,
- projects located in the geographic area surrounding the intersection of U.S. 183/R.M. 620 as identified by Senate Bill 1396 (maps are available in the Intake Division and Development Assistance Center)
- site plans where there is no development of buildings proposed (e.g. for parking lots, utility projects or site improvements which do not include expansion or new development of buildings),
- revisions to existing site plans which do not result in additional increases in development or traffic generation,
- request for zoning changes from CS to CS-1 in order to allow the sale of alcoholic beverages, or
- subdivision applications

Processing:

Complete the zoning/site plan application. If the zoning or development proposal exceeds the thresholds, identified above, a traffic impact analysis (prepared in accordance with the requirements of the Transportation Criteria Manual), must be submitted with the application. For zoning cases, the TIA requirement may be waived if the applicant agrees to a conditional overlay for the zoning, restricting development of the tract to a use/intensity which will not exceed 2,000 trips per day. (Removal of the restriction or conditional overlay will require rezoning of the property).

If the zoning or development does not exceed 2,000 trips per day as identified in the tables above, submit the application to the Development Intake Division on the 4th floor of One Texas Ctr., 505 Barton Springs Road. Upon review of the development application, a neighborhood traffic impact analysis may be performed by the staff, if warranted. The development review staff may contact the applicant to request traffic count data for a neighborhood traffic analysis.

If a proposed development or land use is not included in the table above, leave a copy of the TIA Determination form and a zoning map/site plan with the receptionist in the Development Assistance Center, One Texas Center, 505 Barton Springs Road, Suite 100. You will be contacted when the TIA determination has been complete.

For More Information:

Land Development Code, Sec. 25-6-111 to 25-6-117 Traffic Impact Analysis
Transportation Criteria Manual, Sec. 2 Traffic Impact Analysis--Technical and Submittal Requirements